

Building Missouri's Legacy

REVENUE BOND PROJECT

Roaring River State Park



MISSOURI STATE PARKS

Missouri Department of Natural Resources

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MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Improved campsites include concrete pads, 50-amp electric, sewer and water hookups.



Roaring River State Park CAMPGROUND UPGRADE PROJECT

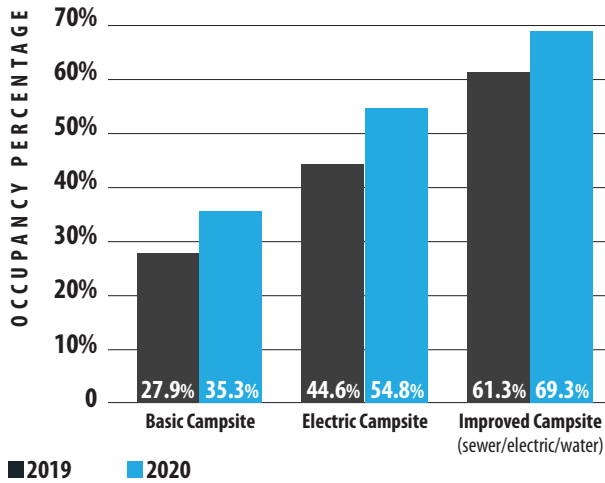
Roaring River State Park is one of the highest occupancy campgrounds in the Missouri State Park system (See Example A). The renovation of the Eastern Section of Campground 3 will include removing 29 underutilized basic campsites, where no additional amenities are offered, and replacing them with 30 newly-constructed campsites (includes one campground host site) offering amenities of 50-amp electric service and hook-ups for sewer and water. Construction of a small showerhouse will also be included in the renovation. Similar campsites at Bennett Spring State Park average 88% occupancy from May to September and we anticipate the proposed campground at Roaring River to meet or exceed those occupancy numbers. The estimated annual revenue generated by this project would be more than \$187,000 (See Example B) with an anticipated payback of less than nine years. Revenue is estimated using current sewer/electric/water rates and the average occupancy of a comparable sewer/electric/water campground loop at Bennett Spring State Park. The annual revenue from the existing basic campsites has been subtracted from the anticipated annual revenue.

Cost of the proposed campground renovation is estimated at \$1,624,000 (See Example C). The campground would have a lifespan of approximately of 40 years. This project is currently on the State Park Maintenance and Repair list. Plans for this project are complete and includes a designer's estimate from 2015. The project has had inflation applied to the designer's cost estimate. The project can go out for bid as soon as the revenue bonds are issued.

A. WHY PURSUE THIS PROJECT?

State park visitors continue to request additional campsites and increased campsite amenities. User data shows that campsites with these amenities have the highest occupancy and visitors stay longer. In response to user demand and age of existing infrastructure, the project is expected to be well-received and attractive to park visitors, while providing revenue opportunities to the park.

The graph below reflects percentage of nights occupied by site type. Information is based on sites available on more than 300,000 nights sold and approximately 1 million overnight guests.



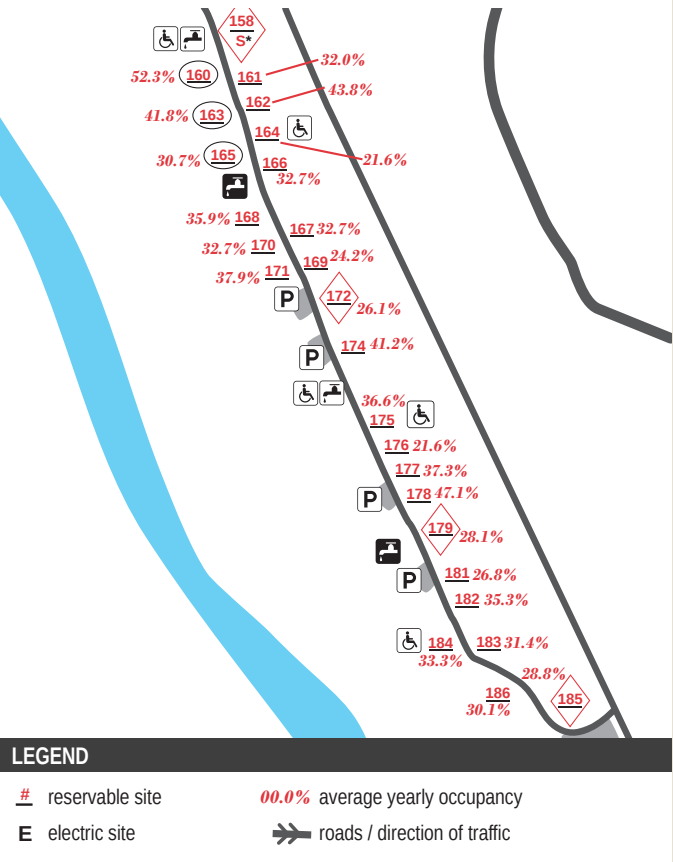
B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Campsites offering no amenities (basic campsites) rent for \$13 a night. Renovated campsites will rent for \$37 a night. The increased occupancy of these sites and increased rate will generate more than \$187,000 annually.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE	
Number of Renovated Campsites	29*
Rate Per Night	\$37
Average Annual Revenue Generated	\$231,071
Less Revenue of Existing Sites	(\$44,046)
TOTAL APPROXIMATE REVENUE GENERATED	\$187,024

*Construction will include a campground host site, which does not generate revenue.

The map below is a portion of Roaring River State Park's campground map, depicting the average percentage of occupancy per site for May through Sept. of 2020.



C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Campground renovation projects with full hookup average \$55,000 per campsite. This includes the total cost of water, sewer, roads and electrical service.

ESTIMATED COSTS TO RENOVATE A CAMPGROUND TO IMPROVED, FULL HOOK-UP SITES

Construct 30 Campsites	\$1,493,034
Design and Bidding	\$63,468
15% Contingency	\$67,187
TOTAL PROJECT COST	\$1,623,689